

FOUR CORNERS COMMUNITY PLAN

VISION STATEMENT

(As Adopted 4/11/6)

Four Corners is a community of diverse neighborhoods and a variety of uses mixed with rural development and agricultural production, all situated within a potentially fragile environment.

The community:

- Supports new development that is compatible with and preserves the natural and historical environment, including water resources, and protects existing neighborhoods and uses within the community.
- Manages growth to reinforce the agrarian rural/small town character of the area that includes agriculture, open space, and trails as important elements of the Four Corners community's economic, cultural and social structure.
- Supports the provision of adequate public services by new development without compromising existing levels of service or burdening existing residents with the costs of growth. Adequate public services shall be provided as the needs for such services occur.
- Seeks to balance protection of private property rights with the property rights of others.
- Proactively protects the natural and social environment from degradation by existing and future development.

POLICIES AND STRATEGIES

1. Protect the right to farm and ranch by:

- 1.1.** Supporting development standards that protect agricultural activities:
 - a) Control of domestic animals.
 - b) Maintenance of agricultural fencing.
 - c) Protection of agricultural water user facilities, ditches, and water rights.
- 1.2.** Encouraging protection of surface water and groundwater resources critical to agriculture.
- 1.3.** Supporting development standards that protect agricultural activities from incompatible land uses.

2. Encourage a variety of uses by:

- 2.1.** Including residential (low, medium and high density), commercial (core and neighborhood), public services, industrial, agriculture, and park and trail development.
- 2.2.** Avoiding strip development along arterial roads.
- 2.3.** Having commercial development along major arterials (not to exceed approximately an 1/8 mile from the arterial), discouraging incompatible commercial development on secondary roads.
- 2.4.** Discouraging uses that negatively affect neighborhood values. Support compatible home-based businesses.

3. Support the provision of parks, recreation areas and open space by:

- 3.1.** Establishing and supporting plans and policy for parks, trails and open space systems that integrate with each other and county and city plans.
- 3.2.** Encouraging the establishment of open space, parks and trails along the Gallatin River and other waterways.
- 3.3.** Supporting establishment of setbacks along the Gallatin River and other waterways.

- 3.4. Encouraging developers to provide viable parks and trails, with plans for long-term maintenance.
- 3.5. Supporting the protection of wildlife corridors and habitat.
- 4. Support the use of centralized wastewater and water systems by:**
 - 4.1 Supporting establishment of a water and sewer districts.
 - 4.2 Supporting solutions for failing sewage systems.
 - 4.3 Supporting protection and comprehensive monitoring of wells and groundwater that preserves water quality and quantity.
 - 4.4 Encouraging appropriate review and approval of wastewater disposal systems.
- 5. Encourage the provision of economical and efficient public services by:**
 - 5.1. Supporting various means of infrastructure financing, including schools, resulting from growth.
 - 5.2. Planning for street and infrastructure development which minimizes emergency (fire/ambulance/police) response times.
 - 5.3. Planning for existing and anticipated utility requirements through linking easements and the efficient use of street and highway rights-of-way.
 - 5.4. Promoting and planning for adequate police/fire protection in the Four Corners area.
 - 5.5. Supporting establishment and implementation of a policy for the study of school impact fees.
- 6. Support a comprehensive transportation system by:**
 - 6.1. Reviewing transportation impacts of new development.
 - 6.2. Extending a bicycle and pedestrian system that is separated from the road system. (Boulevard-type sidewalks or traffic barriers are the preferred means of separation).
 - 6.3. Mitigating excessive traffic speeds.

- 6.4. Exploring opportunities for better traffic flow patterns at and beyond major intersections.
- 6.5. Exploring opportunities to separate local from through traffic with adequate distance, at a minimum two miles, between major thoroughfares, and supporting provision of different street types.
- 6.6. Supporting adequate parking for commercial, public transportation, and carpooling purposes.
- 6.7. Encouraging provision for adequate off-street residential parking.
- 6.8. Encouraging adequate off-street residential parking within subdivisions.

7. Promote quality streetscape by:

- 7.1. Encouraging adequate and well-maintained setbacks along roads.
- 7.2. Discouraging off-site advertising signs and billboards.
- 7.3. Encouraging on-site identification signs.

8. Support constraints-based planning with emphasis on sustainability and suitable mixed-use developments by:

- 8.1. Supporting the use of cluster development techniques that integrate use of landscaping and/or open space.
- 8.2. Encouraging new development to balance density and diverse uses that work in harmony with existing development and topography.

9. Support the provision of development options by:

- 9.1. Promoting a master plan or planned unit development approach.
- 9.2. Supporting use of conservation easements.
- 9.3. Encouraging lighting that protects the night sky.

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